



**WATERFRONT PLANNING ADVISORY BOARD
MINUTES**

**REGULAR MEETING
NOVEMBER 10 2014**

The **Waterfront Planning Advisory Board** convened in a regular meeting on **10 November 2014** in the **Boards & Commissions Room in City Hall** in Austin, Texas.

Chair **Brooke Bailey** called the Board Meeting to order at **6:05 p.m.**

Board Members in Attendance:

Brooke Bailey, Chair
Andy Hutton
Dean Rindy (arrived at 6:23 p.m.)
Laura Toups
Cory Walton
Tyler Zickert

Vice-Chair Eric Schultz was absent.

Staff in Attendance: Michael Simmons-Smith, Board Liaison

A. CITIZEN COMMUNICATIONS

The first four (4) speakers signed up prior to the meeting will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda. **There were no citizen's communications.**

B. APPROVAL OF MINUTES

1. Approval of minutes from the September 8, 2014 regularly-scheduled meeting, and the October 13, 2014 regularly-scheduled meeting. **The 9/8/2014 minutes were approved 5-0-2 on a motion by Mr. Hutton and a second by Ms. Toups with Vice-Chair Schultz absent and Mr. Rindy not yet on the dais. The 10/13/2014 minutes were deferred to the next meeting for of lack of eligible quorum.**

C. NEW BUSINESS

1. Update, discussion and possible action on the South Central Waterfront Area Plan Initiative. Staff: Alan Holt, Planning & Development Review Department.

2. Adoption of the WPAB meeting schedule for calendar year 2015. **The 2015 schedule was approved (with typographical revisions) 5-0-2 on a motion by Mr. Walton and a second by Ms. Toups with Vice-Chair Schultz absent and Mr. Rindy not yet on the dais.**
3. Red Bluff Hotel (Case No. SPC-2014-0175A) – Presentation, discussion and action to consider recommendation of three Waterfront Overlay variances for a proposed hotel and restaurant at 4701 Red Bluff Road. The variances are from the following Land Development Code sections, and described below:
 - 1) LDC Section 25-2-721(B)(1), which prohibits parking areas and structures within the primary setback;
 - 2) LDC Section 25-2-721(C)(1), which permits only “fountains, patios, terraces, outdoor restaurants and similar uses” within the secondary setback; and
 - 3) LDC Section 25-2-721(C)(2), which limits impervious cover in the secondary setback to a maximum of 30 percent.

Owner: Red Bluff Partners, LLC (Will Steakley). Applicant: Big Red Dog (Aaron Bourgeois). Staff: Michael Simmons-Smith, Planning & Development Review Department. Staff Recommendation: **Recommended.** **Following presentation, discussion and closing of the public hearing, Variance #1 was approved 4-2-1 (with Vice-Chair Schultz absent, and Chair Bailey and Mr. Walton dissenting) on a motion by Ms. Toups and a second by Mr. Zickert, with the conditions that 1) the site plan must reduce the impervious cover within the primary setback to 50 percent of the existing, and 2) limit the hotel to 50 rooms. A friendly amendment was offered by Chair Bailey to include a courtesy presentation to the WPAB when the future Triangle site is submitted for site development permit review.**

Variance #2 was approved 6-0-1 on a motion by Mr. Zickert and a second by Mr. Hutton with Vice-Chair Schultz absent with the conditions that 1) the site plan must reduce the impervious cover within the primary setback to 50 percent of the existing, and 2) limit the hotel to 50 rooms.

Variance #3 was approved 6-0-1 on a motion by Mr. Hutton and a second by Mr. Zickert with Vice-Chair Schultz absent with the conditions that 1) the site plan must reduce the impervious cover within the primary setback to 50 percent of the existing, and 2) limit the hotel to 50 rooms.

4. Discussion and possible action on proposed density bonus provisions for various Waterfront Overlay subdistricts.

ADJOURNMENT

Chair Bailey adjourned the meeting at 8:32 with no objection.